

Minutes of the ICE-BREAKER meeting held between the members of the MC and SC , on Wednesday the 24th of July 2024 at 09:00 p.m.

#### ONLINE – GOOGLE MEET

##### Attendees – Redevelopment Sub-Committee

- \* Mr. Gautam Padukone (Chairman – Sub Committee (Redevelopment) TCHS)
- \* Mrs. Deepa Andar (Secretary – Sub Committee (Redevelopment) TCHS)
- \* Mrs. Aparna Kalbag (Member – Sub Committee (Redevelopment) TCHS)
- \* Ms. Shruti Gokarn (Member – Sub Committee (Redevelopment) TCHS)
- \* Mr. Anand Hoskote (Member – Sub Committee (Redevelopment) TCHS)
- \* Mr. Ravindra Bijur (Member – Sub Committee (Redevelopment) TCHS)
- \* Dr. Hem Dholakia (Member – Sub Committee (Redevelopment) TCHS)
- \* Dr. Uday Andar (Member – Sub Committee (Redevelopment) TCHS)
- \* Mr. Ajit Bhat (Member – Sub Committee (Redevelopment) TCHS)

##### Attendees – Managing Committee

- \* Mr. Shivdutt Halady (Secretary – Managing Committee TCHS)
- \* Mr. Satyendra Kumble (Treasurer – Managing Committee TCHS)
- \* Mrs. Vidula Nadkarni (Member – Managing Committee TCHS)
- \* Mrs. Nirmala Mavinkurve (Member – Managing Committee TCHS)
- \* Mr. Paritosh Divgi (Member – Managing Committee TCHS)

##### Agenda –

1. Introduction of new members
  2. Commencement of discussions with all tenants
  3. Purchase of project planning software
  4. Appointment of lawyer
  5. Appointment of tax consultant
  6. Any concerns that the MC has regarding this project?
1. New members included into the SC - Mrs. Deepa Andar (Secretary), Mr. Ravindra Bijur and Mr. Ajit Bhat introduced themselves to the members of the MC .
2. Commencement of discussions with all tenants –

a. Mr. Padukone stressed upon the importance of having discussions with the tenants of Old Chawl (building no:16) and KSA about the benefits that they are likely to get after redevelopment. He maintained that it was important to get the tenants on-board with our hybrid model of self-redevelopment, so that we don't have any difference of opinion in the later stages.

Mr. Halady explained that the Old Chawl tenants were told in an earlier meeting that they would given the benefits of redevelopment vis-a-vis the membership of Talmakiwadi for free, bigger and better houses (15%) increase in the carpet area, rights of future sale, etc. (Provided the GB approves) they had been happy with what they were getting. At that time, they were not informed that they could also get 7,500/- per sqft as hardship allowance.

Some of the members of Old Chawl like Leena Chinchankar and Swati Deshpande were unhappy that they could not avail of the 150 sqft for 20 lacs offer (as TCHS members would be getting) It was hoped that a few more meetings with the tenants with proper details and benefits spelt out would convince them.

About KSA Mr. Halady said that the MC wanted to assign the task of convincing the tenants to Mr. Mahesh Kalyanpur, he being the Chairman of both the committees (KSA and TCHS)

Mr. Kalyanpur had earlier informed the MC that the KSA committee had taken objection with Mr. Kalyanpur presiding over this meeting as that could be construed as a case of conflict of interest.

b. To this Mr. Kumble explained that the matters of KSA were solely discussed with the management of KSA committee and not the individual tenants, and that the job of convincing the tenants of KSA building was in the domain of KSA Management. In that case Mr. Padukone insisted that Mr. Kalyanpur, as Chairman of KSA, should obtain the consensus from their tenants at an early date and get the KSA tenants on board. He stressed on the point that we needed all our tenants on board to avoid any possible future conflicts leading to delays in the project.

c. Mr. Kumble then reiterated a point that he very often makes, that the 'benefits' proposed to the tenants should be disclosed only as a proposal of the feasibility report from MPNV and not a finality as the GB has yet to decide what is final.

d. Mr. Padukone then requested that the MC TCHS decide on a date for these meetings to be held to expedite the matter. Mr. Halady committed to setting a date for the meetings after consulting with Mr. Kalyanpur and the MC.

### 3. Budget approval for relevant software for the project –

a. Mr. Padukone had proposed and written an email to the MC TCHS for the purchase of a software for the project planning, cost planning and for the smooth and fast functioning of the project. Microsoft Projects a software for project planning and a drafting software was requested the cost of which had been indicated.

Mr. Halady clarified that for a spend like that the MC would need GB approval and hence they would get approval from the GB in the AGM that was being proposed to be held on 25th August 2024.

b. Mr. Satyendra Kumble asked for the approximate costing of these software. Mr. Padukone said that the cost of the project planning software had been submitted to the Managing Committee and he would submit cost quotation for the drafting software soon.

He mentioned that it would be better that MC buy the software urgently and get the spend ratified in the AGM by the GB so as not to waste precious time out of the six-month limited period assigned to the SC to get the bidders.

c. To this Mr. Halady suggested that we work with the software that MPNV use to do their drafting. This could be done until we get our own software so that we do not lose out on time.

#### 4. Laxmi Murali (Lawyer Appointment)

a. Mr. Halady informed that the MC had a talk with Laxmi Murali regarding her payment instalments. MC TCHS was aiming to give her the smaller instalment of payments in the start and the bulk payment late towards the end to maintain her loyalty till the end, but she insisted and quite fairly so, that the bulk of work was in the beginning and not towards the end. So she needed the bulk of the payment in the first few instalments. The MC agreed to this. Mr. Halady admitted that he had missed out on the inclusion of the retainer fee of 1 lakh per annum in the GB resolution, which was also a part of the lawyer's quotation. He told Mrs. Murali the same and had asked her to park this point aside and wait till the next AGM where they would get the approval for the same from the GB, and she agreed. The MC is expecting her acceptance of the appointment letter by Monday.

Mr. Kumble added that Ms. Laxmi was informed that the retainership offer has to be sent separately and not mixed with the redevelopment offer as their offer has to be in line with the offers received from other law firms. He further requested her to send a separate offer for retainership as it would involve all matters related to our society, excluding the redevelopment project.

It was decided that once the MC got her acceptance letter they would get her help in drafting the appointment letter for the GST and Tax consultants and also the much-awaited appointment letter for MPNV.

b. Mr. Ravi Bijur then added that the MC was well within its rights to accept the retainer fee and add the same to the Appointment letter of Laxmi Murali. There was no need to wait until the AGM for this.

Mr. Halady explained that the MC was very cautious in its spending and preferred the GB approval where it came to spending.

Mr. Satyendra also added that there was scope of a discount that they were trying to get on the retainer fee and hence it was wise to wait a while on this. To this Mr. Ravi added that the point was that there was no need to wait to take every other decision to the GB for its approval.

Approvals could be taken at the MC level and then get ratified from the GB later.

5. Mr. Padukone reiterated this point further as it helped expedite the workings of the project as now everything was time bound. If MC would take the decision and purchase software like Microsoft Projects, and later get it ratified in the AGM it would help SC to meet its deadlines.

a. Mr. Halady suggested that since they had an AGM coming up, perhaps a special meeting after the AGM could be held to get all such decisions and requirements ratified. He suggested that the SC have an internal meeting to brainstorm on our requirements to move forward in the task at hand and inform the MC on the costs of our requirements so that it could be presented to the GB for their approval in the AGM. He said that this would help maintain financial transparency with the GB.

#### 6. All other appointments –

a. Tax and GST consultant appointment would be undertaken once the Lawyer appointment is done.

b. It was proposed to have a joint meeting between MC TCHS and SC along with MPNV for the MPNV appointment, so that all doubts get cleared and all grievances addressed. Also, their scope of work and payments terms be planned.

#### 7. Concerns of the MC for the hybrid model –

a. Mr. Padukone asked all the MC members present in the meeting about any concerns they had for the Self-Redevelopment Hybrid model, as it was obvious that there definitely were concerns.

b. Mr. Satyendra Kumble replied on the behalf of the MC that the MC had no concerns with the Hybrid model as such. There were a few risks that the MC was worried about and if there was proper risk mitigation for all those points then they were good to go.

Mr. Satyendra Kumble stressed on the point of commitment from SC as well as MC members which is very important for smooth execution of this project. He was happy to see most of the SC members present in the meeting.

c. He mentioned that he felt that there was lack of commitment from the MC already prevailing MC members for the project. Many of them did not have the time for such a big project. Many members did not even attend meetings because of lack of interest. He was glad that all SC members were present for the meeting and were very much committed to the cause. He was very happy with the newly constituted SC and had a lot of hope in its functioning capacity.

d. Mr. Paritosh Divgi seconded him and said that he had a lot of faith in the new SC and was optimistic about its functioning capacity. He wished the newly constituted SC luck for the Self-development Hybrid project.

e. Mr. Gautam Padukone then suggested to the MC that since there was a genuine concern about the MC members' commitment to the project due to overload of work and lack of interest of some members, the Sub-Committee was more than ready to take up the entire responsibility of the redevelopment work. SC would plan, strategize, conduct meetings and arrive at decisions and come to the MC only for the final actions and decisions. The MC could then use their discretion and approve of the decisions and/or take the necessary actions. They could get such decisions and actions ratified by the GB in the next SGM. This would expedite the progress of the project and this would ensure that a project of this size could be carried out smoothly and without delays and with complete transparency, without the MC being over-worked. The MC agreed. Mr. Halady said that he was committed 100% to the cause and would give his unconditional support to the SC as the MC secretary.

#### 8. Concerns of the MC with regards to MPNV –

a. Ms. Shruti Gokarn openly asked the MC members present in the meeting about the concerns they had with regards to MPNV, as the whole model and its features that were proposed by MPNV as their proposal is the backbone of this project. It was suggested that any concerns could be ironed out in the proposed joint meeting with MPNV, MC and SC and get all of them resolved.

b. To this Mr. Satyendra and Mr. Paritosh insisted that there were absolutely no such major concerns with MPNV and they wished the SC luck to carry the project forward.

The meeting ended with a vote of thanks to the chair.